

**COTTON MANOR JOINT OPERATIONS BOARD**  
**Management Meeting**  
**May 24, 2010**

**Minutes**

**Members Present:** Kathy Griffin, Kirk Elhers, Treva Barnson, Bruce Barnson, Sara Goodman and Dave Paul.

**I. Welcome and Called to Order**

Kathy welcomed everyone and called the meeting to order. Minutes of the April 26<sup>th</sup> meeting were approved as presented.

The Board welcomed Robert from Hirschi Roofing as a guest to the meeting and turned the time to him for his proposal. Robert indicated that he had conducted a roof inspection for Paul Properties and has found several plastic flashings as well as dead valley areas which were failing and needed to be repaired to prevent leaking in the future. Units 113-116 came in at \$5,561, units 119-120 would cost \$2,367 to repair, and units 121-124 came in at \$448. The Board thanked Robert for his presentation and excused him from the meeting. Dave Paul then presented other bids he received from Skyline Roofing to address roofing issues. Skyline did not present a proposal to repair roofs, but submitted bids to replace the condo roof at a cost of \$23,000. After some discussion it was agreed to hold on the roofing project through the Summer months and to revisit it in the Fall before the next Winter season. It was agreed that the roofs will be repaired and not replaced.

**II. Financial Report**

Dave Paul reviewed the financial report with the board. Dave indicated that the Association was coming in at \$42,000 on cash balance through the end of April and is currently 82% of budget year-to-date. After some discussion it was moved, seconded and approved to accept the financial report as presented.

**III. Management Report**

- A. Letters Sent to Homeowners.** Dave reviewed letters sent to homeowners at the Board's request. No further correspondence is needed at this time.
- B. Unit #196 Request.** Dave noted that unit #196 has requested to install gates on either side of their home. Dave has requested additional information regarding material to be used, color, etc. The request will be approved if the gates match existing gates in the neighborhood.
- C. Speed Limit Signs.** Dave noted that additional speed limit signs have been installed at the entrance of the property.
- D. Speed Bump Bid.** Dave reviewed a bid of \$3,800 from Holbrook Asphalt to install ten speed bumps throughout common area streets. It was agreed to hold

on this bid until the P.U.D. Board can determine the location of where the speed bumps need to be placed.

- E. **Other.** It was requested that Bruce Frodsham be contacted and asked to seal around the foundations of buildings, as has been done in previous years.

#### **IV. Committee Reports**

- A. **Approved Tree List.** After the meeting, Steve Bingham presented a list of trees which do well in southern Utah and could be adopted onto an approved tree list for homeowners to use. Dave Paul will attach the list of trees for board members to review through email.

#### **V. Adjournment**

With no further business, the meeting was adjourned. The next meeting is scheduled for Monday, June 28<sup>th</sup> at 5:00 p.m. in Dave's office.